STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 52,000.00

Clyde T. Dennis
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 9TH DAY OF SEPTEMBER, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/29/05

Davidson County DEEDWARR
Recvd: 09/12/02 08:04 2pgs
Fees:13.00 Taxes:192.40
20020912-0110991

THIS INSTRUMENT WAS PREPARED BY:

DONALD ARKOVITZ, ESQ., 332 WHITE BRIDGE ROAD, NASHVILLE, TN 37209.

NAME AND ADDRESS OF PROPERTY OWNER

CLYDE T. DENNIS, ET UX
3901 PARK AVENUE
NASHVILLE, TN 37209

SEND TAX BILLS TO:

CLYDE T. DENNIS, ET UX
3901 PARK AVENUE
NASHVILLE, TN 37209

MAP NO.: 92.13
PAR NO.: 112
11W-70860

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of $ 10.00 cash in hand paid by the hereinafter named grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, we

BILLY F. ROSS and Wife, NELLE H. ROSS

hereinafter called the Grantors, have this day bargained and sold, and do hereby transfer and convey unto the said

CLYDE T. DENNIS and Wife, MARIE DENNIS

hereinafter called the **GRANTEES**, their heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

BEING Lot No. 1, of Block 15, on the plan of Charlotte Park Company's Second Addition to Nashville, as of record in Book 57, Pages 160 and 161. Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

THIS conveyance is subject to any and all existing easements of record.

Being the same property conveyed to Billy F. Ross and Wife, Nelle H. Ross, from Lela L. Travis by warranty deed, of record in Book 5279, page 477, Register's Office for Davidson County, Tennessee.

This is improved property, known as 3901 Park Drive, Nashville, TN 37209.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging, to the GRANTEES, their heirs and assigns, forever. We do covenant with said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise set out herein. We do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said the said land to GRANTEES, their heir and assigns, against the lawful claims of all other persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

WITNESS my hand this 11th of September, 2002.

BILLY F. ROSS

NELLE H. ROSS

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, Donald Arkovitz, a Notary Public in and for said County and State, the within named **BILLY F. ROSS and NELLE H. ROSS,** the bargainors, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that they executed the within instrument for the purposes therein contained.

Witness my hand and official seal at office this 11th day of September, 2002.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 1/29/05